

TABLE I
DEPRECIATION TABLE FOR RESIDENTIAL/COMMERCIAL BUILDINGS MADE OF REINFORCED CONCRETE AND MIXED CONCRETE MATERIALS

DEGREE OF MAINTENANCE	EXCELLENT		AVERAGE		POOR	
	AGE YRS.	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED
0-2	3	97	3	97	4	96
2-5	5	95	5	95	7	93
5-8	8	92	9	91	11	89
8-12	11	89	14	86	16	84
12-16	15	85	18	85	20	80
16-20	18	82	22	79	24	76
20-25	21	79	25	75	29	71
25-30	25	75	28	72	33	67
30-35	28	72	31	69	37	63
35-40	31	69	34	66	41	59
40-45	34	65	37	63	45	55
45-50	36	62	40	60	49	52
50-55	39	59	43	57	51	49
55-60	42	55	46	54	54	46
60-65	45	52	49	61	56	44
65-70	48	49	52	48	59	41
70-75	51	45	55	45	62	38
75-80	54	42	58	42	65	35
80-85	57	43	61	39	68	32
85-90	60	40	64	36	70	30
90-95	63	37	67	33	73	27
95-100	66	34	70	60	76	24

- *EXCELLENT - The building at its present state does not need any repair or maintenance.
- *AVERAGE - At the time of appraisal, there are items in the subject building originally which need slight repair or there is sign of deferred maintenance.
- *POOR - The building at present requires extensive repair and maintenance due to deferred maintenance.

TABLE II
DEPRECIATION TABLE FOR RESIDENTIAL/COMMERCIAL BUILDINGS MADE

OF STRONG MATERIALS, TYPE III - A, B, AND C

DEGREE OF MAINTENANCE	EXCELLENT		AVERAGE		POOR	
	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED	PERCENT GOOD
AGE YRS.						
0-2	4	96	4	96	5	95
2-5	6	94	7	93	7	93
5-8	11	89	12	87	15	85
8-12	15	85	18	82	22	78
12-16	19	81	23	77	29	71
16-20	22	78	26	74	35	65
20-25	25	75	30	70	41	59
25-30	28	72	33	67	46	54
30-35	31	69	37	63	50	50
35-40	34	66	40	60	54	46
40-45	37	62	44	56	57	43
45-50	40	60	48	53	61	39
50-55	44	56	50	50	64	36
55-60	47	62	54	46	67	33
60-65	50	50	57	43	70	30
65-70	53	47	61	39	73	27
70-75	56	44	64	36	75	25

*EXCELLENT - The building at its present state does not need any repair or maintenance.

*AVERAGE - At the time of appraisal, there are items in the subject building originally which need slight repair or there is sign of deferred maintenance.

*POOR - The building at present requires extensive repair and maintenance due to deferred maintenance.

*TABLE III
DEPRECIATION TABLE FOR RESIDENTIAL/COMMERCIAL BUILDINGS MADE
OF MIXED MATERIALS*

DEGREE OF MAINTENANCE	EXCELLENT		AVERAGE		POOR	
	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED	PERCENT GOOD	PERCENT DEPRECIATED	PERCENT GOOD
AGE YRS.						
0-2	4	96	5	95	5	95
2-5	10	90	14	86	14	86
5-8	18	82	22	78	24	76
8-12	25	75	30	70	35	65
12-16	33	67	37	63	46	54
16-20	40	60	44	56	56	44
20-25	47	53	52	48	65	35
25-30	55	45	60	40	72	28
30-35	63	37	69	31	79	21

DEPRECIATION OF BUILDING MADE OF LIGHT MATERIALS

0-2	5	95	6	94	6	94
2-5	12	88	13	87	13	87
5-8	23	77	27	73	30	70
8-12	32	68	38	62	44	56
12-16	41	59	47	53	57	43
16-20	51	49	57	43	68	32
20-25	62	38	68	32	78	22

- *EXCELLENT - The building at its present state does not need any repair or maintenance.
- *AVERAGE - At the time of appraisal, there are items in the subject building originally which need slight repair or there is sign of deferred maintenance.
- *POOR - The building at present requires extensive repair and maintenance due to deferred maintenance.

OFFICE OF THE PROVINCIAL ASSESSOR
PROVINCE OF OCCIDENTAL MINDORO
SCHEDULE OF UNIT VALUES FOR BUILDING
GENERAL REVISION

TYPE	(1) ONE FAMILY RESIDENCE	(2) TWO FAMILY RESIDENCE (3) MULTIPLE DWELLING	(4) ACCESSORIA OR TOWN HOUSE	(5) APARTMENT (6) BOARDING HOUSE (7) LODGING HOUSE MOTEL	(8) ACCESSORY BUILDING a) Garage b) Quarters c) Laundry House d) Guard House etc.	(9) SCHOOL BUILDING	(10) OFFICE BUILDING COND. HOSPITAL HOTEL	(11) THEATER CHURCH ASSEMBLY HOUSE	(12) FACTORY WAREHOUSE IND'S HOUSE HANGERS
I	P 600	P 750	P 750	P 900	P -	P -	P -	P -	P -
II-A	2250	2070	1880	2450	1880	1880	2820	2820	1500
II-B	1880	1700	1500	2070	1500	1700	2530	2440	1320
II-C	1700	1400	1320	1700	1120	1400	2070	2070	1120
II-D	1320	1120	1120	1320	750	1120	-	-	750
II-E	1050	1030	1030	1220	-	-	-	-	-
III-A	5180	4270	4050	4720	4050	4270	4950	4950	3150
III-B	4050	3820	3600	4270	3600	3820	4500	4500	2700
III-C	3600	3370	3150	3820	3150	3370	4050	4270	2370
III-D	3150	2920	2700	3370	2700	2920	3600	3820	2150
IV-A	7100	7800	5780	6570	4270	6690	7100	7250	5250
IV-B	6200	5200	4950	5700	3450	5940	6200	6430	4450
V	9000	7800	7200	-	-	8100	9000	9000	6600

INCREMENT TO BASIC UNIT MARKET VALUE FOR BUILDINGS AND OTHER STRUCTURE:

1. Foundation:

- III - Foundation area x 310 x No. of floors
- IV - Foundation area x 450 x No. of floors
- V - Foundation area x 660 x No. floors

2. Flooring:

- 2.1 - Granolithic, linotile, vinyl, asphalt and wood tiles, add P300 to P420/sq.m. to affected area
- 2.2 - Crazy-cut marble, add P600/sq.m. to affected area

3. Walling and Partitioning:

- 3.1 - Marble, add P600/sq.m. to affected area
- 3.2 - Synthetic Marble and other finish, add P360 to P510 to P450/sq.m. to affected area

4. Ceiling:

- 4.1 - Ordinary drop ceiling on R.C. bldg. Add P150/sq.m. to affected area
- 4.2 - Luminous, add P180/sq.m.
- 4.3 - Narra and other special panels, add P210/sq.m.

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**SCHEDULE OF UNIT VALUES FOR BUILDING
GENERAL REVISION**

TYPE	(13) MARKET SHOPPING CENTER	(14) GYMNASIUM COLLISEUM	(15) RECREATION a) B. LANDS b) CLUB	(16) SAW MILLS AND LUMBER SHEDS	(17) GASOLINE STATION GAS REFILLING	(18) SWIMMING POOL & BATH HOUSE	(19) BARN HOUSE POULTRY GRAIN HOUSE LIVE- STOCK	
I	P -	P -	P -	P -	P -	P -	P 300	
II-A	2070	2070	-	2070	-	-	1700	
II-B	1700	1700	-	1700	-	-	1320	
II-C	1320	1320	-	1320	-	-	1120	
II-D	950	-	-	1030	-	-	950	
II-E	-	-	-	840	-	-	570	
III-A	5780	4270		-	4050	-	-	
III-B	3820	3820	3600	-	3600	-	-	
III-C	3380	3370	3150	3050	3150	-	-	
III-D	2920	2920	-	2750	-	-	2700	
IV-A	6040	5250	5780	-	-	-	-	
IV-B	5200	3270	4950	-	4950	-	-	
V	6000	6600	7200	-	7800	4800-9000	-	

5. Special Aluminum Glass Panel:

- 5.1 - Ordinary size - add P240 to P390/sq.m.
- 5.2 - Foundation area x 450 x No. of floors

6. Height:

- 6.1 - Excess height - add 10% for every meter from the basic rate
- 6.2 - Deficiency in height - subtract 10% for every meter from the basic rate
 - * Standard Height
 - 2.40- meters for one storey
 - 2.70- meters for two storey
 - 11.80- meters for mezzanine

7. Terrace:

- 7.1 - Open - Area x 40% of Basic Rate
- 7.2 - Covered (no siding) Area x 50% of Basic Rate

8. Other Increment to Basic Unit Value Not Herein Specified

Shall be applied at 75% of its actual construction.

9. All Basic Unit Value applicable to ground floor area

- * Swimming Pools - the volume (cu.m. is one of the factors in determining the market value - hence, the proposed value is presented in range/bracket.

SCHEDULE OF UNIT VALUES FOR BUILDING
GENERAL REVISION

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I	P -	P -	P -	P -	P -	P -	P 300	
II-A	2070	2070	-	2070	-	-	1700	
II-B	1700	1700	-	1700	-	-	1320	
II-C	1320	1320	-	1320	-	-	1120	
II-D	950	-	-	1030	-	-	950	
II-E	-	-	-	840	-	-	570	
III-A	5200	4270	4050	-	4050	-	-	
III-B	3820	3820	3600	-	3600	-	-	
III-C	3380	3370	3150	3050	3150	-	-	
III-D	2920	2920	-	2750	-	-	2700	
IV-A	6000	5250	5780	-	-	-	-	
IV-B	5780	3270	4950	-	4950	-	-	
V	60040	6600	7200	-	7800	4800-9000	-	

5. Special Aluminum Glass Panel:

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 - 2.40- meters for one storey
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